



# Memorandum

TO: HONORABLE MAYOR  
AND CITY COUNCIL

FROM: Councilmember Sam Liccardo

SUBJECT: SEE BELOW

DATE: August 15, 2014

APPROVED:

*Sam Liccardo* R.C. 8/15/14

SUBJECT: REZONING THE REAL PROPERTY LOCATED ON THE NORTHEAST  
CORNER OF LORRAINE AVENUE AND SOUTH MONTGOMERY STREET

## RECOMMENDATION

Support the Planning Commission's recommendation to deny the request for Conventional Rezoning of Real Property Located on the Northeast corner of Lorraine Avenue and South Montgomery Street.

## BACKGROUND

Since the time that my maternal grandfather lived in the neighborhood a century ago, Delmas Park has grappled with hodge-podge, scattershot development and incompatible land uses. Today, one can see the unusual juxtaposition of industrial, historic Victorians, high-density residential, and commercial by walking only a few blocks on a single street. These varying uses, predictably, have often incompatible impacts. Buildings house explosive and industrial chemicals adjacent to single-family homes.

With the adoption of the Diridon Station Area Plan, the Council has explicitly directed that we untangle these incompatible uses and work to create a more integrated, consistent urban design, in part by incentivizing consolidation of parcels. On the date of the vote on the Diridon Plan, Councilmember Oliverio urged an amendment to the motion to make the consolidation of parcels a mandate of the plan—to avoid the capricious and piecemeal development that now afflicts the neighborhood—and it was roundly supported by Council.

It appears the Applicant is incentivized to engage in piecemeal development by the City's own rules—specifically SJMC Section 20.70.370—which allows projects on parcels 10,000 square feet or less to provide no parking. I urge the Planning Director to consider bringing provisions like this back to the Council during “cleanup” actions to ensure that they comport to the Diridon Station Area Plan and the General Plan.

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**Subject: Rezoning Real Property Located on the Northeast corner of Lorraine Avenue and South Montgomery Street**

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The opposition of the community and our Council office to this rezoning has been apparent for many months—since at least December of 2013—and should not come as any surprise to the Applicant. The Planning Commission has denied this rezoning. This Council should follow suit. We encourage the Applicant to work with City staff and adjoining property owners for a high-density development that conforms to the spirit and letter of the Diridon Area Specific Plan, and that cohesively integrates with the surrounding parcels.